



**Land Use Petition for RZ-21-007, VC-21-007-01 & VC-21-007-02**

**CASE NUMBER:** RZ-21-007  
VC-21-007-01, VC-21-007-02

**CURRENT ZONING:** C-1 (Community Business District) Conditional

**PROPOSED ZONING:** C-1 (Community Business District)

**LOCATION:** 5805 State Bridge Road #U

**ACREAGE:** 2.30 acres

**COMPREHENSIVE PLAN  
COMMUNITY AREA:** Medlock

**DISTRICT/SECTION/LAND  
LOT(S):** 1<sup>st</sup> District, 1<sup>st</sup> Section, Land Lots 330 and 331

**PROJECT DESCRIPTION:** Change in conditions to allow for a 6,200 square-foot commercial building with restaurants and retail, in an existing shopping center, with two concurrent variances:

- VC-21-007-01: reduce the number of required parking spaces from 108 to 105.
- VC-21-007-02: reduce the required outparcel frontage along public right-of-way from 200 feet to 105 feet.

**APPLICANT:** Willow Capital Partners, LLC  
525 Pharr Rd NE  
Atlanta, GA 30305  
Contact: Tyler Morris  
Phone: 404-227-3786  
Email: tm@willowcapitalpartners.com

**OWNERS:** Medlock Associates LP  
525 Pharr Rd NE  
Atlanta, GA 30305

**CASE PLANNER:** Ruchi Agarwal  
678.512.3293  
[Ruchi.Agarwal@johnscreekgavirginia.gov](mailto:Ruchi.Agarwal@johnscreekgavirginia.gov)

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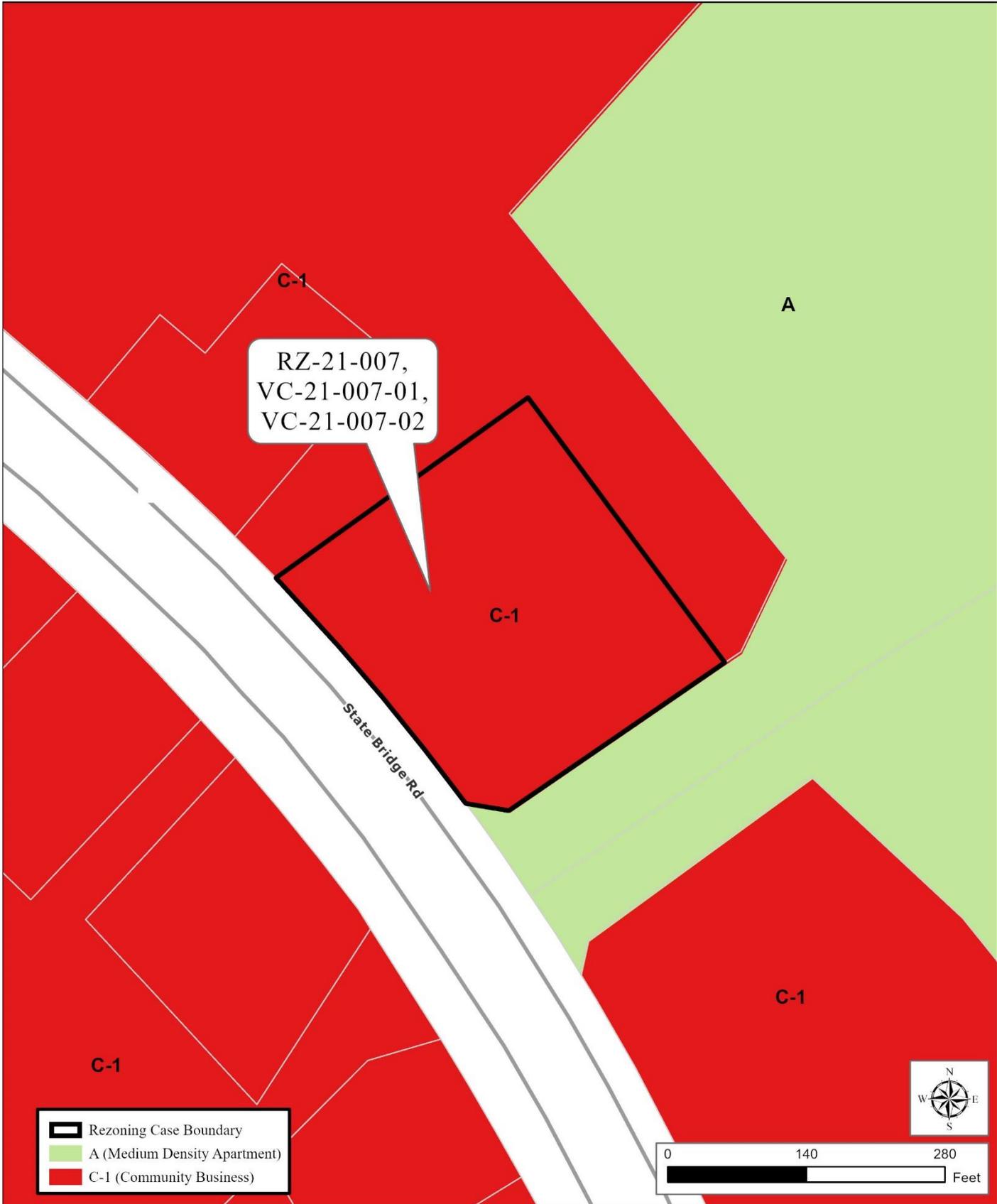
**Community Development**

# Aerial Map



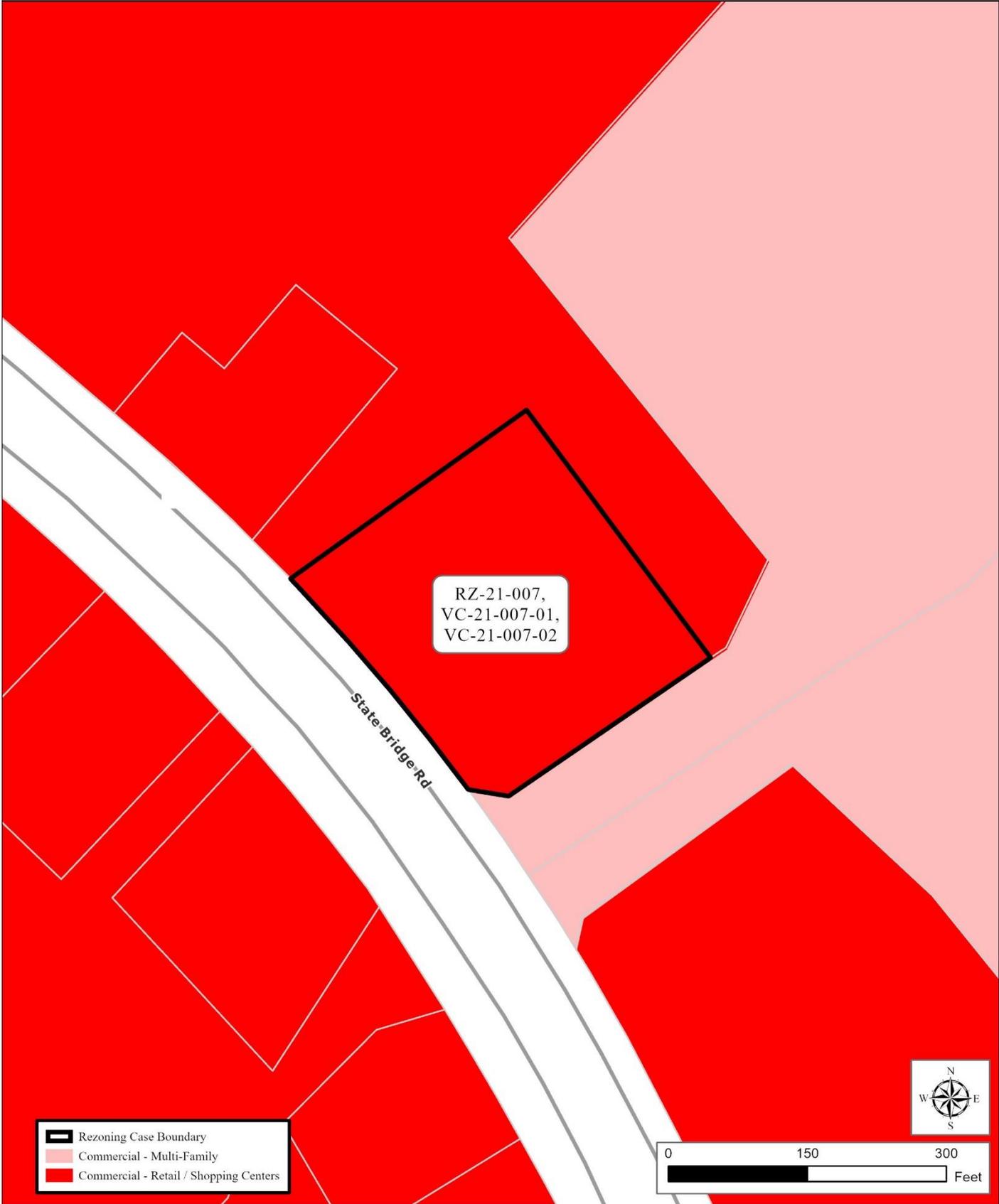
## Community Development

# Zoning Map



## Community Development

# Adopted Future Land Use Map



## Community Development